



SAWANT & ASSOCIATES
architects · engineers · interior designers

FORM 1

ARCHITECT'S CERTIFICATE

To,

Date:29/04/2026

M/s. Kayji Real Estate Pvt. Ltd.

AnandBhavan ,Old Station Road,

P.O.Box 107,Margao,Goa.

Subject:Certificate of Construction Work of "Kayji Landmark" a residential building project,situated on plotbearing Survey No 41, Subdiv no 4-T,property known as "COTTACA MOROD",demarcated by its boundaries to the North - East, By the property under Survey No. 41/3,41/5-A, 41/6, 41/7 and 41/8 of village Aquem, to the West, By public road leading from Margao Rawanfond to Mandpa, to the South, By property under Survey No. 41/4-Q of Village Aquem Taluka and Sub District Salcete, District South Goa, Goa, Pin 403601, admeasuring 3748.00 sq.mtrsarea being developed byM/s. Kayji Real Estate Pvt. Ltd.

Ref: Goa RERA Registration Number - New

Sir,

We, Sawant and Associateshave undertaken assignment as Architect of certifying percentage of completion of Construction Work of "Kayji Landmark" a residential building project , situated on plot bearing Survey No 41, Subdiv No 4-T at Aquem village, Taluka and Sub District Salcete, District South Goa, Goa, Pin 403601, admeasuring 3748.00 sq.mtrs area being developed by M/s. Kayji Real Estate Pvt. Ltd.

Following technical professionals are appointed by Owner / Promoter:-

- (i) Sawant and Associatesas Architect;
- (ii) Mr. Auxilio Rodriguesas Structural Consultant;
- (iii) M/s /Shri/Smt ----- as MEPConsultant;
- (iv) Mr. Uday Babu Ghulanavar as Site Supervisor

Based on Site Inspection, with respect to each of the building/wing of the aforesaid Real Estate Project, I certify that as on the date of this certificate, the Percentage of Work done for each of the building/wing of the Real Estate Project as registered vide number **NEW** under GoaRERA is as per table A herein below. The percentage of the work executed with respect to each of the activity of the entire phase is detailed in Table B.

MANISHA R. LOTLIKAR
B. Arch

Reg. No. AR/0004/2010

Table A

Project "Kayji Landmark "

Sr. No.	<u>Task/Activity</u>	<u>Percentage of work done</u>
1	Excavation	0.00
2	___ Number of basement(s) and plinth	N.A
3	___ Number of Podiums	N.A.
4	1 Stilt Floor	0.00
5	5 Number of Slabs Of Super Structure	0.00
6	Internal Walls, Internal Plaster, Floorings Within Flats /Premises, Doors and Windows to each of the Flat /Premises	0.00
7	Sanitary Fittings Within the Flat/Premises, Electrical Fittings Within the Flat/Premises	0.00
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting staircases and Lifts, Overhead and Underground Water Tanks	0.00
9	The external plumbing and external Plaster, Elevation , completion of terraces with waterproofing of the building /wings,	0.00
10	Installation of Lifts, Water pumps ,Fire Fighting Fittings and Equipment as per CFO NOC , Electrical Fittings to Common areas, Protection, Paving of areas electro, Mechanical Equipments, Compliance to conditions of environment / CRZ NOC, Finishing to entrance Lobby/s, plinth appurtenant to Building/Wing, Compound wall and all other requirements as may be required to obtain Occupation / Completion Certificate	0.00
Overall Completion of the Project		0.00%


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TABLE - B**Internal & External Development Works in Respect of the entire Registered Phase**

Sr.No	Common areas and Facilities, Amenities	Proposed (Yes/No)	Percentage Of Work Done	Details
1	Internal Roads and Footpaths'	YES	0.00	-----
2	Water Supply	YES	0.00	Over head water tank, Underground water tank, PWD water supply
3	Sewerage(chamber, Lines, Septic Tank, STP)	YES	0.00	Chamber, sewer lines connected to public sewer
4	Storm Water Drains	YES	0.00	-----
5	Landscaping & Tree Planting	YES	0.00	-----
6	Street Lighting	YES	0.00	LED Lights
7	Community Flat	YES	0.00	Clubhouse, Society office
8	Security System & LED TV Projection	NO	0.00	-----
9	Solid Waste Management & Disposal	NO	0.00	-----
10	Water Conservation , Rain water harvesting	NO	0.00	-----
11	Energy Management	NO	0.00	-----
12	Fire Protection And Fire safety Requirements	NO	0.00	-----
13	Electrical meter R room, Sub-station, Receiving station, Panels	YES	0.00	Meter panel, Transformer
14	Others (Option to Add more)	NO	0.00	-----

Yours Faithfully



Signature & Name (IN BLOCK LETTERS) of Architect

MANISHA R. LOTLIKAR

(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)

MANISHA R. LOTLIKAR

B. Arch

Reg. No. AR/0004/2010



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AREA STATEMENT(CARPET AREA AS PER RERA)								
PROJECT: COMMERCIAL/RESIDENTIAL BUILDING IN PLOT BEARING SY NO. 41 SUBDIVISION NO. 4-T AT AQUEM, GOA.								
DATE: 18 APRIL 2026								
AREA OF PLOT		3748.00	sq. mts.					
Total Sanction FAR		3815.00	sq. mts.					
Total Available FAR which is not sanction		0.00	sq. mts.					
Open Area		2424.08	sq. mts.					
Covered area		1323.92	sq. mts.					
Total Built up area		6056.89	sq. mts.					
UNIT	TYPE	CARPET AREA	BALCONY AREA	PORCH (sqm.)	INTERMEDIATE TERRACE (sqm.)	OPEN TERRACE (sqm.)	COVERED PARKING (NOS.)	Area Under Covered Car Parking
OPEN PARKING							38	
STILT FLOOR PARKING							39	652.59
GROUND FLOOR								
SH-01	SHOP	11.84						
SH-02	SHOP	19.99						
SH-03	SHOP	18.88						
SH-04	SHOP	29.12						
SH-05	SHOP	29.12						
SH-06	SHOP	29.12						
SH-07	SHOP	29.12						
SH-08	SHOP	29.12						
SH-09	SHOP	29.12						
SH-10	SHOP	29.12						
SH-11	SHOP	29.12						
SH-12	SHOP	29.12						
SH-13	SHOP	29.12						
SH-14	SHOP	29.12						
SH-15	SHOP	29.12						
SH-16	SHOP	29.12						
SH-17	SHOP	29.12						

SH-18	SHOP	29.12						
SH-19	SHOP	29.12						
SH-20	SHOP	29.12						
		545.75						
FIRST FLOOR								
FF-101	3BHK	81.58	22.32		9.90			
FF-102	3BHK	81.58	22.32		9.90			
FF-103	2BHK	56.27	18.07		15.98			
FF-104	2BHK	56.27	18.07		15.98			
FF-105	2BHK	56.27	18.22		15.98			
		331.97	99.00		67.74			
SECOND FLOOR								
SF-201	2BHK	56.27	18.07		16.32			
SF-202	2BHK	56.27	18.07		16.32			
SF-203	3BHK	81.58	22.32		0.00			
SF-204	3BHK	81.58	22.32		0.00			
SF-205	2BHK	56.27	18.22		0.00			
SF-206	2BHK	56.27	18.07		0.00			
SF-207	2BHK	56.27	18.07		0.00			
SF-208	2BHK	56.27	18.07		0.00			
SF-209	2BHK	56.27	17.92		27.20			
SF-210	2BHK	56.27	17.94		16.17			
SF-211	2BHK	56.27	18.09		16.51			
SF-212	2BHK	56.27	18.09		16.51			
SF-213	2BHK	56.27	17.94		16.17			
SF-214	2BHK	56.27	18.07		72.04			
		838.40	261.26		197.24			
THIRD FLOOR								
TF-301	2BHK	56.27	18.07		0.00			
TF-302	2BHK	56.27	18.07		0.00			
TF-303	3BHK	81.58	22.32		15.30			
TF-304	3BHK	81.58	22.32		15.30			
TF-305	2BHK	56.27	18.22		13.94			
TF-306	2BHK	56.27	18.07		13.34			
TF-307	2BHK	56.27	18.07		13.34			
TF-308	2BHK	56.27	18.07		13.94			
TF-309	2BHK	56.27	17.92		0.00			
TF-310	2BHK	56.27	17.94		0.00			
TF-311	2BHK	56.27	18.09		0.00			
TF-312	2BHK	56.27	18.09		0.00			
TF-313	2BHK	56.27	17.94		0.00			
TF-314	2BHK	56.27	18.07		0.00			
		838.40	261.26		85.16			
FOURTH FLOOR								
FOF-401	2BHK	56.27	18.07			15.00		
FOF-402	2BHK	56.27	18.07			15.00		
FOF-403	3BHK	81.58	22.32			0.00		
FOF-404	3BHK	81.58	22.32			0.00		

FOF-405	2BHK	56.27	18.22			0.00		
FOF-406	2BHK	56.27	18.07			0.00		
FOF-407	2BHK	56.27	18.07			0.00		
FOF-408	2BHK	56.27	18.22			0.00		
		500.78	153.36			30.00		
TOTAL		3055.30	774.88		350.14	30.00		



MANISHA.R.LOTLIKAR

(COA Reg No CA/2000/26100)

(Goa TCP Reg No AR/0004/2010)